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## COMMONWEALTH BUREAU OF CENSUS AND STATISTICS

PRUDENTIAL BUILDING 195 NORTH TERRACE ADELAIDE

## BUILDING OPERATIONS

## SOUTH AUSTRALIA

JUNE QUARTER 1964

SCOPE

This bulletin gives information about "new building" operations in South Australia; in addition to a summary for the period July 1959 to June 1964 it shows details concerning houses and flats, other buildings, employment in the industry, and dwellings in local government areas. The information has been compiled from returns collected from all builders of "new

DEFINITIONS

buildings".

NEW BUILDING: Additions of £5,000 and over to existing buildings (other than houses) are included, but minor additions, alterations, repairs and renovations, and all construction activity such as railways, bridges, earthworks, water storage, etc., are excluded.

VALUE: All values shown exclude the value of land and, except in Table 4, represent the value of buildings upon completion (see also "Completion"). Values shown in Table 4 represent the amount of work done on new buildings during the period and are not subject to the fluctuations from period to period noted in Table 3 in the values of "new buildings other than dwellings"; these fluctuations are partly the result of the unequal incidence of individual large contracts.

COMMENCEMENT: A building is recorded as commenced when work on the foundation has begun.

UNDER CONSTRUCTION: Once commenced, even though work on it may have been temporarily suspended, a building is classified as "under construction" until its "completion".

COMPLETION: A building is regarded as having been completed when the contractor has fulfilled the terms of the contract or in the case of an owner-built house when the dwelling is either completed or occupied (whichever occurs first). However, the value in all cases is that of the building as a finished project as planned.

COMMENTS 2,849 houses were commenced and 2,697 were completed during the June quarter 1964. Commencements were 11 less than in the preceding three months. Completions were 430 more than in the previous quarter, but 218 less than the record of 2,915 in December quarter 1963.

The number of flats commenced (480) and completed (318) during the June quarter are both records, exceeding the previous highest totals of 374 commencements in the March quarter 1963 and 283 completions in the December quarter 1960.

An increase of 779 in the number employed on all jobs of builders of new buildings at 30th June raised the total to a new record of 14,532. This was 399 more than the previous highest figure of 14,133 at 11th December 1963.

During the twelve months ended June 1964, 9,569 dwellings (83.2% of the State total) were completed in or near the Metropolitan Area; 48.9% were inside the Metropolitan Area but a further 34.3% were completed in the near-metropolitan District Councils of Munno Para, Noarlunga, Salisbury and Elizabeth, and Tea Tree Gully.

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TABLE 1 - NEW BUILDINGS COMMENCED, COMPLETED, AND UNDER CONSTRUCTION : SOUTH AUSTRALIA

Period	Нс	ouses (a)	Fl	ats (a)(b)	•	Total ellings (a)	Other New Buildings (c)	Total New Buildings
	No.	£'000	No.	£'000	No.	£'000	£1000	£'000
			COMMENC	ED DURI	NG PERIC	DD		
Year ended -								
30th June 1960 1961 1962 1963 1964	8,909 9,268 8,729 9,610 11,564	29,784 30,890 29,140 32,518 40,853	816 571 605 683 1,386	2,066 1,466 1,668 1,633 3,372	9,725 9,839 9,334 10,293 12,9501	31,850 32,356 30,808 34,151 44,225	17,618 25,567 20,938 21,707 30,663	49,468 57,923 51,746 55,858 74,888
Quarter ended - 31st Mar. 1963 30th June 30th Sept. 31st Dec. 31st Mar. 1964 30th June	2,300 2,379 3,176 2,679 2,860 2,849	7,864 8,235 11,072 9,495 10,015 10,271	180 190 321 211 374 480	407 397 878 493 891	2,480 2,569 3,497 2,890 3,234 3,329	8,271 8,632 11,950 9,988 10,906 11,381	6,838 6,268 6,363 7,121 9,623 7,556	15,109 14,900 18,313 17,109 20,529 18,937
		(	COMPLET	ED DURI	NG PERIO	D		
Year ended - 30th June 1960 1961 1962 1963 1964	8,976 9,376 9,136 9,646 10,488	29,671 31,988 30,679 32,452 36,587	603 887 593 686 989	1,385 2,462 1,380 1,965 2,422	9,579 10,263 19,729 10,332 11,477	31,056 34,450 32,059 34,417 39,009	16,584 19,416 20,256 26,143 20,142	47,640 53,866 52,315 60,560 59,151
Quarter ended - 31st Mar. 1963 30th June 30th Sept. 31st Dec. 31st Mar. 1964 30th June	2,213 2,579 2,609 2,915 2,267 2,697	7,580 8,646 8,905 10,067 8,033 9,582	166 206 189 255 227 318	391 595 440 655 602 725	2,379 2,785 2,798 3,170 2,494 3,015	7,971 9,241 9,345 10,722 8,635	5,343 6,952 4,402 5,849 3,742 6,149	13,314 16,193 13,747 16,571 12,377 16,456
		UNDER CO	NSTRUCT	TION AT	END OF	PERIOD		
Year ended -								
30th June 1960 1961 1962 1963 1964	5,114 5,006 4,599 4,563 5,639	17,110 16,441 15,181 15,422 19,871	635 319 331 328 725	1,684 728 1,082 757 1,751	5,749 5,325 4,930 4,891 6,364	18,794 17,169 16,263 16,179 21,622	18,028 24,558 25,245 21,687 34,135	36,822 41,727 41,508 37,866 55,757
Quarter ended - 31st Mar. 1963 30th June 30th Sept. 31st Dec. 31st Mar. 1964 30th June	4,763 4,563 5,130 4,894 5,487 5,639	15,804 15,422 17,544 16,983 18,969 19,871	344 328 460 416 563 725	939 757 1,200 1,049 1,346 1,751	5,107 4,891 5,590 5,310 6,050 6,364	16,743 16,179 18,744 18,032 20,315 21,622	22,079 21,687 23,991 25,019 32,221 34,135	38,822 37,866 42,735 43,051 52,536 55,757

<sup>(</sup>a) Excludes dwellings attached to "other new buildings".(b) Includes "home units".(c) Includes value of attached dwellings.

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TABLE 2 - NEW HOUSES: CONTRACT-BUILT AND OWNER-BUILT, SOUTH AUSTRALIA

The state of the s		Contrac	t-Built	androne mentionelles et entre partie de destructure de describé de la financia de la constitue		Owner-	Built	(a)
Period	-	, Stone, tc (b)	Othe	er (c)	1	, Stone, tc. (b)	Othe	
	No.	£'000	No.	£1000	No.	£'000	No.	€'000
		COMM	ENCED DUR	' ING PERI	OD	,	·	1
Year ended - 30th June 1960 1961 1962 1963 1964 Quarter ended -	7,012 7,574 7,513 8,575 10,479	23,949 25,498 25,251 29,257 37,176	1,020 874 623 555 535	2,762 2,465 1,752 1,563 1,617	717 672 488 391 450	2,679 2,579 1,920 1,505 1,840	160 148 105 89 100	394 348 217 193 220
31st Mar. 1963 30th June 30th Sept. 31st Dec. 31st Mar. 1964 30th June	2,063 2,151 2,877 2,422 2,584 2,596	7,125 7,530 10,053 8,655 9,060 9,408	131 106 135 136 129 135	382 296 391 385 412 429	83 94 140 92 115 103	305 354 568 395 472 405	23 28 24 29 32 15	52 55 60 60 71 29
V. 2.2		COMPL	ETED DUR	ING PERIC	DD			
Year ended - 30th June 1960 1961 1962 1963 1964	6,582 7,486 7,526 8,504 9,354	22,222 25,788 25,540 28,718 32,893	1,132 823 776 555 530	3,068 2,333 2,157 1,582 1,567	1,043 902 683 503 475	3,829 3,457 2,642 1,955 1,846	219 165 151 84 129	552 410 340 197 281
Quarter ended - 31st Mar. 1963 30th June 30th Sept. 31st Dec. 31st Mar. 1964 30th June	1,964 2,299 2,390 2,566 1,992 2,406	6,748 7,731 8,217 8,988 7,096 8,592	97 151 105 146 113 166	275 455 306 412 330 519	128 106 95 151 124 105	498 407 341 556 524 425	24 23 19 52 38 20	59 53 41 111 83 46
	Ţ	UNDER CONST	RUCTION	AT END O	F ITRIOD			, ,,
Year ended - 30th June 1960 1961 1962 1963 1964	3,775 3,863 3,850 3,921 5,046	12,667 12,689 12,686 13,374 17,851	272 323 170 170	754 897 476 478 515	925 695 500 388 363	3,332 2,549 1,830 1,385 1,380	142 125 79 84 55	357 306 189 185 125
Quarter ended - 31st Mar. 1963 30th June 30th Sept. 31st Dec. 31st Mar. 1964 30th June	4,069 3,921 4,408 4,264 4,856 5,046	13,562 13,374 15,178 14,858 16,828 17,851	215 170 200 190 206 175	619 478 549 520 603 515	400 388 433 374 365 363	1,440 1,385 1,614 1,453 1,401 1,380	79 84 89 66 60 55	183 185 203 152 137 125

- (a) An "owner-built" house is one actually erected or being erected by the owner or under the owner's direction by sub-contract or day-labour but without the services of a contractor who is responsible for the whole job.
- (b) Of the 10,929 brick, stone, etc. houses COMMENCED during 1963-64 (10,479 contract-built and 450 owner-ruilt) 2,236 were of brick veneer and stone veneer construction valued at £6,953,000. During June quarter 1964 there were 681 houses of this type commenced with a value of £2,129,000.
- (c) "Other" houses are mainly of fibro-cement or weatherboard construction, e.g. included in the 635 "other" type houses COMMENCED during 1963-64 (535 contract-built and 100 owner-built) 589 were of fibro-cement construction valued at £1,660,000 and 41 of weatherboard with a value of £168,000. During June quarter 1964 there were 139 (£409,000) fibro-cement and 1 (£49,000) weather-board houses commenced.

TABLE 3 - NEW BUILDINGS OTHER THAN DWELLINGS: VALUE (a), SOUTH AUSTRALIA

	Year	Ended			Quarter	Ended				
Type of Building	30th June 1963	30th June 1964	31st Mar. 1963	30th June 1963	30th Sept. 1963	31st Dec. 1963	31st Mar. 1964	30th June 1964		
	COM	MENCED D	URING PE	RIOD (£'	000)					
Business premises - Hotels etc. & shops	1 2 464	1 2 440	11 4 570	1 20.4	924	891	1 626	1 000		
Factories Other (b) Educational & health All other (c)	3,161 4,885 5,415 5,528 2,718	3,440 7,848 6,997 7,608 4,770	1,573 838 2,185 1,421 821	294 2,416 1,348 1,463 747	1,584 1,6 <b>4</b> 3 1,332 880	1,765 2,642 591 1,232	2,566 1,658 3,507 1,266	999 1,933 1,054 2,178 1,392		
Total	21,707	30,663	6,838	6,268	6,363	7,121	9,623	7,556		
COMPLETED DURING PERIOD (£'000)  Business Premises -										
Hotels etc. & shops Factories Other (b) Educational & health All other (c)	5,859 5,057 7,487 5,422 2,318	3,923 5,321 4,248 4,155 2,495	431 2,043 1,421 1,021 427	590 1,689 750 3,104 819	1,589 443 825 728 817	1,429 1,081 1,391 1,358 590	279 1,412 732 788 531	626 2,385 1,300 1,281 557		
Total	26,143	20,142	5,343	6,952	4,402	5,849	3,742	6,149		
	UNDER C	ONSTRUCT	ION AT E	ND OF PE	RIOD (£1	000)				
Business premises - Hotels etc. & shops Factories Other (b) Educational & health All other (c)	2,848 5,074 3,566 8,428 1,771	3,125 7,894 6,631 12,215 4,270	3,113 4,303 2,973 9,846 1,844	2,848 5,074 3,566 8,428 1,771	2,425 6,229 4,368 9,042 1,927	1,888 6,655 5, <b>626</b> 8,276 2,574	2,455 8,319 6,864 11,244 3,339	3,125 7,894 6,631 12,215 4,270		
Total	21,687	34,135	22,079	21,687	23,991	25,019	32,221	<b>3</b> 4 <b>,</b> 135		

- Includes values of attached dwellings.
- (a) (b) Includes office buildings, service stations, warehouses, communication buildings, etc.
- (c) Includes defence buildings, buildings for religious purposes, entertainment purposes, homes for aged, etc.

TABLE 4 - NEW BUILDINGS: VALUE OF WORK DONE DURING PERIOD SPECIFIED, SOUTH AUSTRALIA

	Year	Ended			Quarte	er Ended	1	
Type of Building	30th	30th	31st	30th	30th	31st	31st	30th
	June	June	Mar.	June	Sept.	Dec.	Mar.	June
	1963	1964	1963	1963	1963	1963	1964	1964
				€100	0		Annual survey of the survey of the state of the survey of	
Houses (a)	30,941	36,372		7,935	9,173	8,931	8,591	9,677
Flats	. 1,809	2,774	439	396	598	678	628	870
Total houses & flats	32,750	39,146	7,909	8,331	9,771	9,609	9,219	10,547
Business premises - Hotels, boarding houses,								
etc.	1,153	819	255	216	190	205	186	238
Shops	3,048	2,821	526	802	855	604	428	934
Factories	4,189	7,661	1,285	1,330	1,676	1,904	2,232	1,849
Office premises	2,912	3,212	678	439	669	524	908	1,111
Other (b)	2,574	2,648	520	593	757	781	598	512
Educational	5,150	4,243	1,178	1,191	1,125	1,155	991	972
Religious	598	900	216	156	165	127	263	345
Health	1,838	1,891	570	451	509	382	390	610
Entertainment & recreation	478	504	143	157	109	58	126	211
Miscellaneous (c)	1,393	2,028	363	379	384	468	492	684
Total other new buildings	02 222	06 505						
(excl. houses & flats) (a) Excludes owner-built	23,333	26,727	5,734	5,714	6,439	6,208	6,614	7,466

(b) Includes service stations, warehouses, communication buildings, etc. Includes defence buildings, homes for aged, homes for children, etc.

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TABLE 5 - NEW BUILDINGS OTHER THAN DWELLINGS COMMENCED: TYPE & VALUE, SOUTH AUSTRALIA

Particular A contractive or a respective process of the state of the s	Y	ear End	led				Quart	er End	led	
Type of Bullding	30th June 30th June M		Mar.	1	30th Sept. 1963	31st Dec. 1963	Mar.	30th June 1964		
	No.	£1000	No.	£1000			Nu	mber		
	U	P TO £2	25,00	00	•					
Business premises - Hotels, boarding houses, etc. Shops Factories Office premises Other (a) Educational Health Religious Entertainment & recreation Miscellaneous (b) Total	21 102 104 41 164 49 19 46 29 42	239 707 1,066 511 1,611 437 208 422 196 371 5,768	96 122 53 146 76 15 40 46 50	184 655 1,211 527 1,561 731 195 394 338 521	30 24 11 45 14 4 18 12	3 26 30 13 44 10 7 12 3 8	2 27 28 22 38 19 2 9 10 11	7 27 33 13 35 18 5 11 9 11	2 26 29 9 38 15 4 11 11 18	5 16 32 9 35 24 4 9 16 10
'	0	VER £25	,000	)	-		1	1		L
Business premises - Hotels, boarding houses, etc. Shops Factories Office premises Other (a) Educational Health Religious Entertainment & recreation Miscellaneous (b)	9 13 33 16 19 32 11 5 6	643 1,572 3,819 2,135 1,158 3,507 1,376 174 288 1,267	13 17 43 13 12 34 9 10 5	1,003 1,598 6,637 4,074 835 3,860 2,823 996 454 2,067	3 9 6 6	1 10 3 8 6 3 1 1 9	2 4 13 5 4 6 3 1 - 5	5 3 8 2 2 5 1 4 1 5	3 4 7 4 4 6 4 4 2 3	3 6 15 2 2 17 1 1 2 6
Total	166	15,939	175	24,347	50	42	43	36	41	55

- (a)
  (b) Includes service stations, warehouses, communication buildings, etc.
- Includes defence buildings, homes for aged, homes for children, etc.

TABLE 6 - BUILDING EMPLOYMENT, SOUTH AUSTRALIA

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	Number of Persons Engaged on Days Specified									
Classification	305h	29th	29th	28th	30th	11th	31st	30th		
	June	June	Mar.	June	Sept.	Dec.	Mar.	June		
	1961	1962	1963	1963	1963	1963	1964	1964		
Contractors Sub-contractors Wage earners	644	633	669	709	690	693	686	713		
	2,257	2,411	2,766	2,772	3,048	3,248	3,154	3,460		
	9,515	9,302	9,903	9,467	9,847	10,192	9,913	10,359		
Carpenters Bricklayers Painters Electricians Plumbers Builders' labourers Other	3,332	3,330	3,539	3,509	3,653	3,644	3,689	3,789		
	1,905	2,076	2,264	2,268	2,425	2,468	2,390	2,547		
	1,093	1,064	1,241	1,191	1,231	1,345	1,304	1,414		
	646	526	706	732	727	825	696	745		
	1,110	1,085	1,189	1,147	1,169	1,304	1,213	1,363		
	2,018	1,891	1,886	1,756	1,929	1,964	1,926	1,889		
	2,312	2,274	2,513	2,345	2,451	2,583	2,535	2,785		
Total	12,416	12,346	13,338	12,948	13,585	14,133	13,753	14,532		

Note: Building employment covers all contractors and sub-contractors and employees of contractors, sub-contractors, and Government instrumentalities, who on the day specified were actually engaged on the construction, alteration, repair, and maintenance of buildings, but excludes persons working on owner-built houses or for contractors or sub-contractors who undertake only alterations, additions, repairs, and maintenance. Persons "actually engaged" include those temporarily laid off because of weather. Some duplication may occur as a result of frequent movement between jobs or because some persons (such as electricians) may work on several jobs which are under construction simultaneously.

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TABLE 7 - NEW DWELLINGS COMPLETED (a): LOCAL GOVERNMENT AREAS, SOUTH AUSTRALIA

	Year	Ended		Quarter Ended							
	30th	30th	31st	30th	30th	31st	31st	30th			
Local Government Area	June 1963	June 1964	Mar. 1963	June 1963	Sept. 1963	Dec.	Mar. 1964	June 1964			
36.1	1903	1904	1903	1903	1303	1903	1904	1904			
Metropolitan - Adelaide	7	17	2	3	siin	_		17			
Brighton	163	200	48	44	60	52	39	49			
Burnside	312	332	98	63	82	80	76	94			
Campbelltown Colonel Light Gardens	756	721	155	169	176	157	178	210			
Enfield	890	753	175	176	148	206	182	217			
Glenelg	83	150	21	29	17	40	40	53			
Henley and Grange Hindmarsh	149	196	34	27	48	49	61	38			
Kensington & Norwood	10 33	9 32	-	3 21	5 2	13	7	1 10			
Marion	577	681	175	132	171	156	120	234			
Mitcham	419	512	99	105	138	143	92	139			
Payneham Port Adelaide	188 293	184	19 86	46	26 103	47 114	46	65 110			
Prospect	35	50	6	10	11	13	11	15			
St. Peters	16	34	11	1	1	13	2	18			
Thebarton Unley	112	5 129	3 8	2 75	3 32	24	40	33			
Walkerville	13	8	1	3	_	3	4	1			
West Torrens	599	577	137	146	176	164	112	125			
Woodville	535	612	131	200	182	179	118	133			
Total	5,198	5,625	1,209	1,316	1,382	1,456	1,223	1,564			
Country - Angaston	30	34	14	5	8	9	8	9			
Berri	38	28	12	6	8	12	5	3			
East Torrens	27	27	7 2	8	3	8	5	11			
Encounter Bay Gawler	33 30	35 34	8	9	11 7	14 10	5 7	5 10			
Kadina Corp'n	9	7	3	2	3	1	-	3			
Loxton	22	47	5	8	12	16	11	8 16			
Meadows Millicent	44 70	66 55	18 16	8 15	18 19	13 19	19 12	5			
Mt. Barker	31	19	6	8	6	7	3	3			
Mt. Gambier Corp'n	123	149	44	27	45	37	34 2	33			
Mt. Gambier D.C. Munno Para	4 610	12 807	1 198	225	1 255	4 276	138	5 138			
Murray Bridge	23	38	9	5	10	7	12	9			
Naracoorte Corp'n	15	13	4	4	1 126	2	1	9			
Noarlunga Onkaparinga	555 20	548 28	119	150 6	120	152 9	131 9	139 8			
Penola	9	12	2	1	4	3	3	2			
Pirie D.C.	5 68	2 66	1 4	1 20	2 19	- 19	17	11			
Pt. Augusta Pt. Elliot	35	24	8	10	3	6	10	5			
Pt. Lincoln Corp'n	66	65	8	21	12	17	19	17			
Pt. Pirie Corp'n	32	24	6	11	5	10	5 2	4			
Renmark Salisbury & Elizabeth	27 1,292	21 1,799	3 280	11 397	401	3 509	390	499			
Stirling	58	72	16	19	14	19	19	20			
Tatiara	32	38	9	7	7 220	107	9 168	13 205			
Teatree Gully Victor Harbor	789 15	790 20	16 <b>5</b>	217 3	3	197 8	5	4			
Whyalla City Comm.	317	264	59	71	49	97	58	60			
Willunga Other country	32 704	57 680	14 129	5 188	9 136	22 206	15 154	11 184			
Total	5,165	5,881	1,178	1,477	1,425	1,721	1,276	1,459			
	10,363	11,506	2,387	2,793	2,807	3,177	2,499	3,023			
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<sup>(</sup>a) Dwelling units - houses and flats plus dwellings attached to "Other New Buildings".

Commonwealth Bureau of Census & Statistics,

ADELAIDE. S.A.
5th September 1964.

D.L.J. AITCHISON

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